PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF NOVEMBER 3, 2011 IN CITY COUNCIL CHAMBERS - 12TH FLOOR CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:00 a.m. Chairperson Naslund adjourned the meeting at 10:40 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund - present Vice-Chairperson Tim Golba - present Commissioner Robert Griswold – absent Commissioner Dennis Otsuji - present Commissioner Mary Lydon - present Commissioner Mike Smiley – present Commissioner Stephen Haase - present

Staff

Nina Fain, City Attorney – present Christine Rothman, Development Services Dept., Planning Division - present Mike Westlake, Development Services Department – present Don Weston, Development Services Department - present Brenda Clark, Recorder - present

ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:

NONE

ITEM - 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

ITEM #8 –AT&T MOBILITY BONITA COVE PROJECT NO. 198482 CONTINUED TO DECEMBER 15, 2011

ITEM - 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:

ITEM # 9 – AT&T MONONGAHELA – PROJECT NO. 201883

ITEM - 4: **DIRECTOR'S REPORT:**

Christine Rothman reported: The State of California Department of Housing and Community Development (HCD) has announced that the City of San Diego has been awarded \$846,950 as part of the State's Housing-Related Parks Program, to implement park improvements in partnership with the Jacobs Center for Neighborhood Innovation (JCNI) at the Village at Market Creek.

Southeastern San Diego Community Plan Update
The Southeastern San Diego Community Plan update is moving forward.
The Request for Proposal (RFP) will be advertised today, a pre-proposal meeting is scheduled for November 16th, and the RFP deadline date is December 16th.

Our next Chollas Triangle Master Plan Working Group meeting will be on November 10th from 6-8pm at the Teen Challenge Center located at 5450 Lea St. in San Diego. We will be discussing land use alternatives and selecting a preferred alternative.

On Saturday, October 29th we held the Mid-City Bus Rapid Transit Planning Study Workshop. We discussed the community vision as expressed in the June Workshop, reviewed alternative land use scenarios and discussed the evaluation process. The event was well attended and we received valuable input from community members.

Commercial & Imperial Corridor Master Plan The Commercial & Imperial Corridor Master Plan working group does not have meetings scheduled for the next few weeks while land use alternatives are

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confirmed and traffic modeling is run with SANDAG. The project is anticipated for completion in the first quarter of 2012.

Euclid + Market Land Use and Mobility Plan The Euclid + Market Land Use and Mobility Plan working group does not have meetings scheduled for the next few weeks while land use alternatives are confirmed and traffic modeling is run with SANDAG. The project is anticipated for completion in the first quarter of 2012.

Last Friday, October 28th, the SANDAG Board of Directors adopted the 2010-2020 Regional Housing Needs Assessment Plan (RHNA), along with the 2050 Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS). For the first time, in accordance with California Senate Bill 375 (SB375), these plans present a regional integrated transportation and housing planning process – the first adopted in the State. Please see the SANDAG website at www.sandag.org for more information.

ITEM - 5: **COMMISSION COMMENT:**

Commissioner Otsuji commented they recently completed their annual meeting of American Society of Landscape Architect in San Diego with attendance of approximately 6,000 landscape architects. They had a very enjoyable time in our City and enjoyed many of the activities here, both in Balboa Park and throughout the City of San Diego and County. They were very impressed with many of the projects that were on the field trips and in the sessions.

Also at this time Kelly Broughton was made a fellow of the American Society of Landscape Architects and that is the second highest honor you will receive being a member of the American Society Landscape Architects. I congratulate you Kelly. Stand up and take a hand.

Commissioner Haase congratulated Mr. Broughton as well.

Commissioner Smiley asked staff about the package for the meeting today. One of the facilities that were mentioned by the Mayoral Task Force reviewing the policy...does anybody know what's going on there and what the time line is? It was in the minutes of one of the Planning Group meetings. I would ask if somebody could get back to us at the next meeting because I don't know what the issues are.

Commissioner Naslund congratulated Kelly.

ITEM – 6: APPROVAL OF MINUTES FROM OCTOBER 13, 2011

COMMISSIONER LYDON MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 13, 2011. Commissioner Smiley seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Naslund, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Haase abstaining and with Commissioner Griswold absent.

ITEM – 7: Appeal of Staff's decision of September 2, 2011

LUNDBERG ADDITION SCR – PROJECT NO. 243479

City Council District: 1 Plan Area: La Jolla

Staff: Jeannette Temple

Speaker slips in favor of the project submitted by Bill Hayer.

Speaker slips in opposition to the project submitted by Tony Crisafi.

COMMISSION ACTION:

COMMISSIONER GOLBA MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE DEVELOPMENT SERVICES DEPARTMENT'S DECISION TO APPROVE SUBSTANTIAL CONFORMANCE REVIEW NO. 909695 AND THAT STAFF INCLUDE IN THEIR APPROVAL LETTER THE CONDITIONS FOR THE VISIBILITY TRIANGLES. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioner Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

ITEM – 8: Appeal of Hearing Officer's decision on May 22, 2011 and Continued from September 9, 2011

AT&T MOBILITY BONITA COVE - PROJECT NO. 198482

City Council District: 2 Plan Area: Mission Bay Park

Staff: Simon Tse

Speaker slips in favor of the project submitted by Shelly Kilbourn, Dee Waters.

No speaker slips in opposition to the project.

COMMISSION ACTION:

COMMISSIONER OTSUJI MADE THE MOTION TO CONTINUE THIS PROJECT TO DECEMBER 15, 2011. Commissioner Golba seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Haase, Smiley, Lydon, Otsuji, and Golba voting yea and with Commissioner Griswold absent.

ITEM – 9: AT&T MONONGAHELA – PROJECT NO. 201883

City Council District: 6 Plan Area: Clairemont

Staff: Karen Lynch-Ashcraft

Speaker slips in favor of the project submitted by Shelly Kilbourn

No speaker slips in opposition to the project.

COMMISSION ACTION:

COMMISSIONER OTSUJI MADE THE MOTION PLACE THIS ITEM ON CONSENT. Commissioner Smiley seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

ITEM – 10: *AVERY SEAWALL – PROJECT NO. 160479

City Council District: 2 Plan Area: Ocean Beach

Staff: Patrick Hooper

Speaker slips in favor of the project submitted by Matt Peterson, Sparka Hall, David Skelly, Robert Tretin, John Niven, Bryan Voss.

No speaker slips in opposition to the project.

COMMISSION ACTION:

COMMISSIONER LYDON MADE THE MOTION TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 160479 AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 572535, SITE DEVELOPMENT PERMIT NO. 572314 AND PLANNED DEVELOPMENT PERMIT NO. 841748. Commissioner Golba seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

Chairman Naslund called for a 5 minute break from 10:00 am to 10:05 am

ITEM – 11: VILLAGE AT ZION SENIOR APARTMENTS - PROJECT NO. 255320

City Council District: 7 Plan Area: Navajo

Staff: Daniel Monroe

Speaker slips in favor of the project submitted by Robin Madaffer, Jonathan Cornelius.

No speaker slips in opposition to the project.

COMMISSION ACTION:

COMMISSIONER HAASE MADE THE MOTION TO INITIATE THE PLAN AMENDMENT PROCESS TO REVISIT THE 1.2 ACRE SITE FROM SINGLE FAMILY TO MULTI-FAMILY RESIDENTIAL WITH RESPECT TO THE AREAS OF STUDY THAT OPEN SPACE SPECIFICALLY LOOK AT PUBLIC PARKS. UNDERSTANDING YOU ARE SURROUNDED BY PUBLIC PARKS THIS SITE MIGHT NOT BE THE PLACE TO DO A POCKET PARK, BUT THERE MAY BE OTHER OPPORTUNITIES AND TO TALK TO THAT COMMUNITY, ALLIED GARDENS IN PARTICULAR, ABOUT BETTER THOUGHTS ABOUT HOW PUBLIC PARKS CAN BE ENHANCED IN THE COMMUNITY. ALSO STUDY THE CONCEPT OF SHARED FACILITIES AND SERVICES, WHETHER THEY ARE SENIOR SERVICES, THEY ARE FOR LOW INCOME FAMILITES, SOMETHING ON THE SITE. I BELIEVE THAT IS APPROPRIATE GIVEN YOUR DRIVE TOWARDS SUSTAINABILITY THERE WILL BE SAVINGS IN RUNNING THIS PROJECT AT SOME POINT. I THINK THOSE SHOULD BE REINVESTED IN SERVICES AND IN THE COMMUNITY AND INTO THE RESIDENCE THAT WILL BE LIVING IN THIS PROJECT. AS FAR AS PUBLIC BENEFIT WHEN IT COMES BACK THAT'S WHERE I THINK THE HOOK IS. WE ARE GOING TO BE LOOKING FOR PUBLIC BENEFIT. I THINK IN A SITE THAT WHERE TRANSIT IS ALREADY THAT IT'S AN INFILL SITE, A SINGLE PARCEL. THERE IS NOT A LOT THAT YOU CAN DO TO ENHANCE THE COMMUNITY ON 1.12 ACRES. WHAT YOU CAN DO FOR PUBLIC BENEFIT IS PROVIDE SOMETHING TO THE BROADER COMMUNITY. AS WE GET TO THAT POINT AND LOOK FOR THOSE FINDINGS. THAT IS WHAT I WILL BE LOOKING FOR. WHAT IS THE PUBLIC BENEFIT ABOVE AND BEYOND PAYING PARK FEES OR PAYING AN INCLUSIONARY HOUSING FEE. Commissioner Otsuji seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Naslund, Haase, Smiley, Otsuji and Golba voting yea and with Commissioner Lydon recusing and with Commissioner Griswold absent.